



15 Stiperstones Court, Abbey Foregate, Shrewsbury, SY2 6AL

2 bedroom retirement apartment—£340,000 Leasehold

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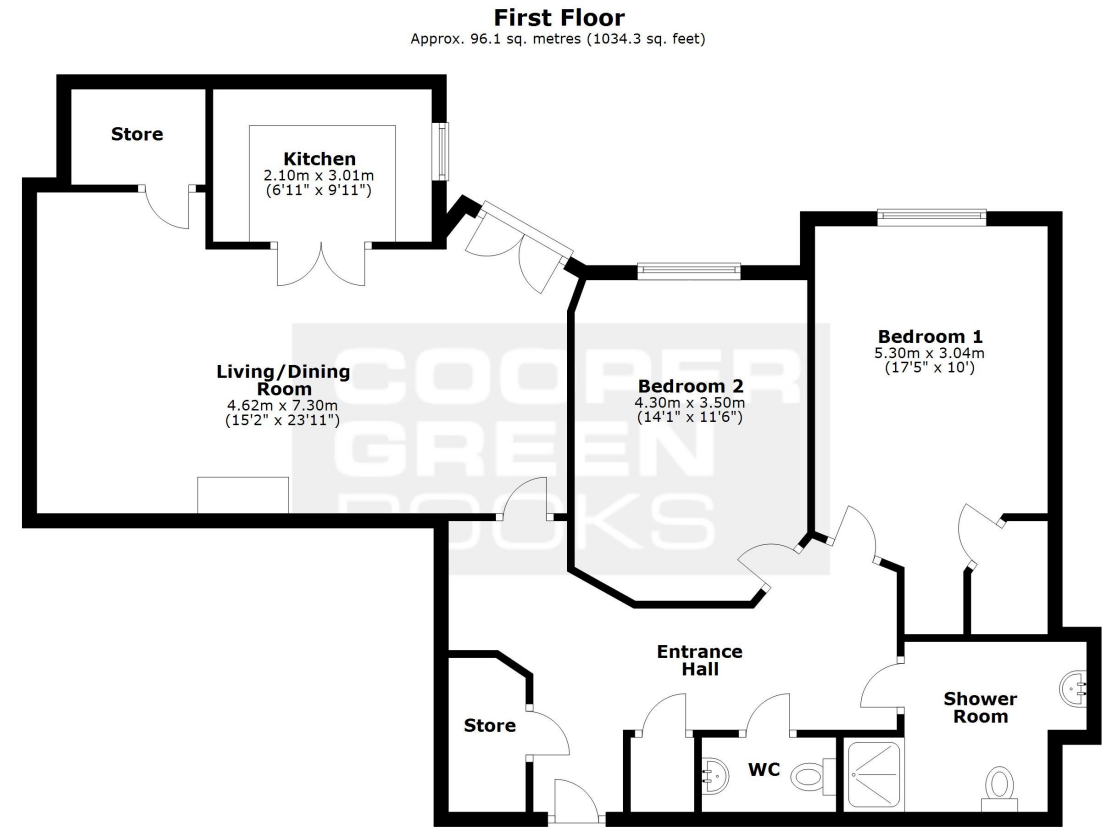
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sales@cgpooks.co.uk

A very spacious and well-designed retirement apartment for over 70s only, occupying a fantastic position with a southerly aspect on the first floor of this popular McCarthy and Stone development, set in beautiful private communal grounds just half a mile from the town centre.

KEY FEATURES

- Lovely and inviting communal entrance hall with direct intercom access to apartment 15.
- Good sized inner hallway with two useful, deep storage cupboards and second (guest) W/C.
- Open plan living/dining room with additional store room and glazed double doors opening to Juliette balcony, showcasing the fantastic views over the delightful communal terraces and gardens
- Well-fitted kitchen, complete with integrated appliances including new dishwasher.
- Two double bedrooms, both with views over communal gardens, walk in wardrobe to master, and separate shower/wet room with new shower
- uPVC double glazed windows and electric underfloor heating.
- Delightful communal sitting room for residents use with access to paved sun terrace.
- Dining room with specialist chef/nutritionist who can provide three course meals if required.
- 24 hour warden available as well as emergency pull cords in all rooms. There is also on-site accommodation for visitors.
- Lift access within the building and also for the garden area when going between the lawn and terrace.
- Car parking available subject to availability. Number 15 currently has a reserved parking space very close to the front door.



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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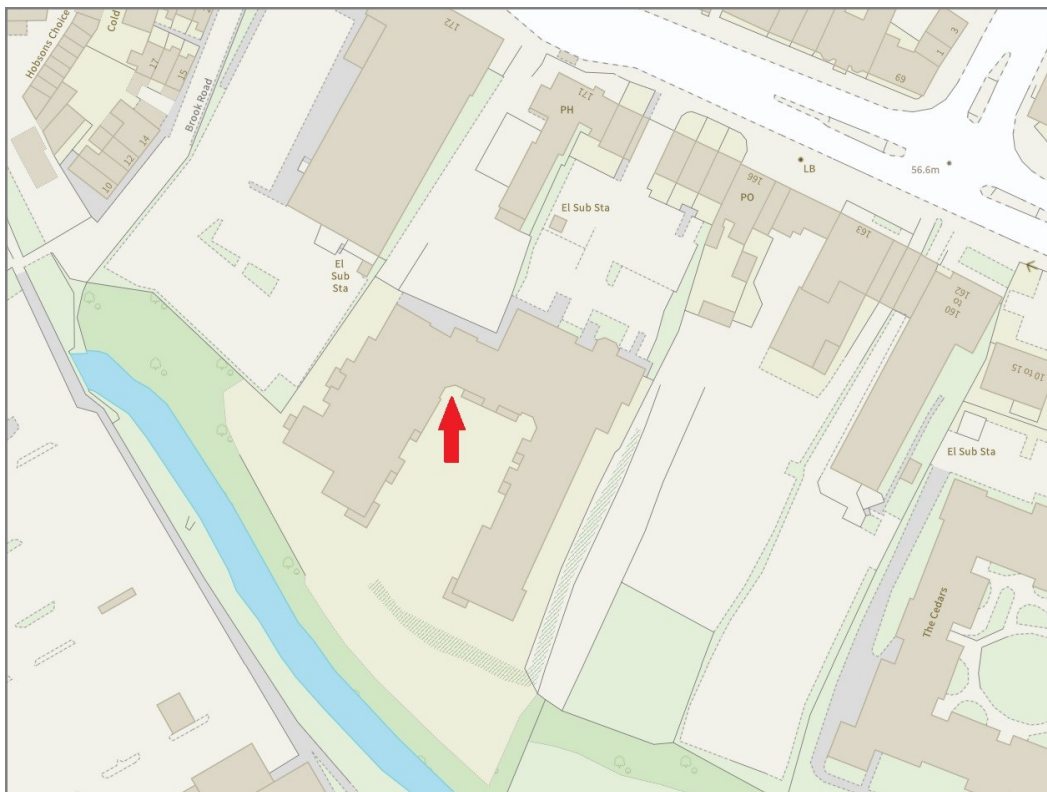
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Tenure	Leasehold
Lease	250 years from 2014 (240 years left)
Service Charge	£12,124.23 PA—payable in 12 instalments, includes water rates, 24-hour emergency call system, buildings insurance, the heating and maintenance of all communal areas, exterior property maintenance and gardening, plus use of free laundry facilities.
Ground Rent	£510 PA—payable in two halves (one every 6 months). The next Ground rent review is 1st Dec 2029

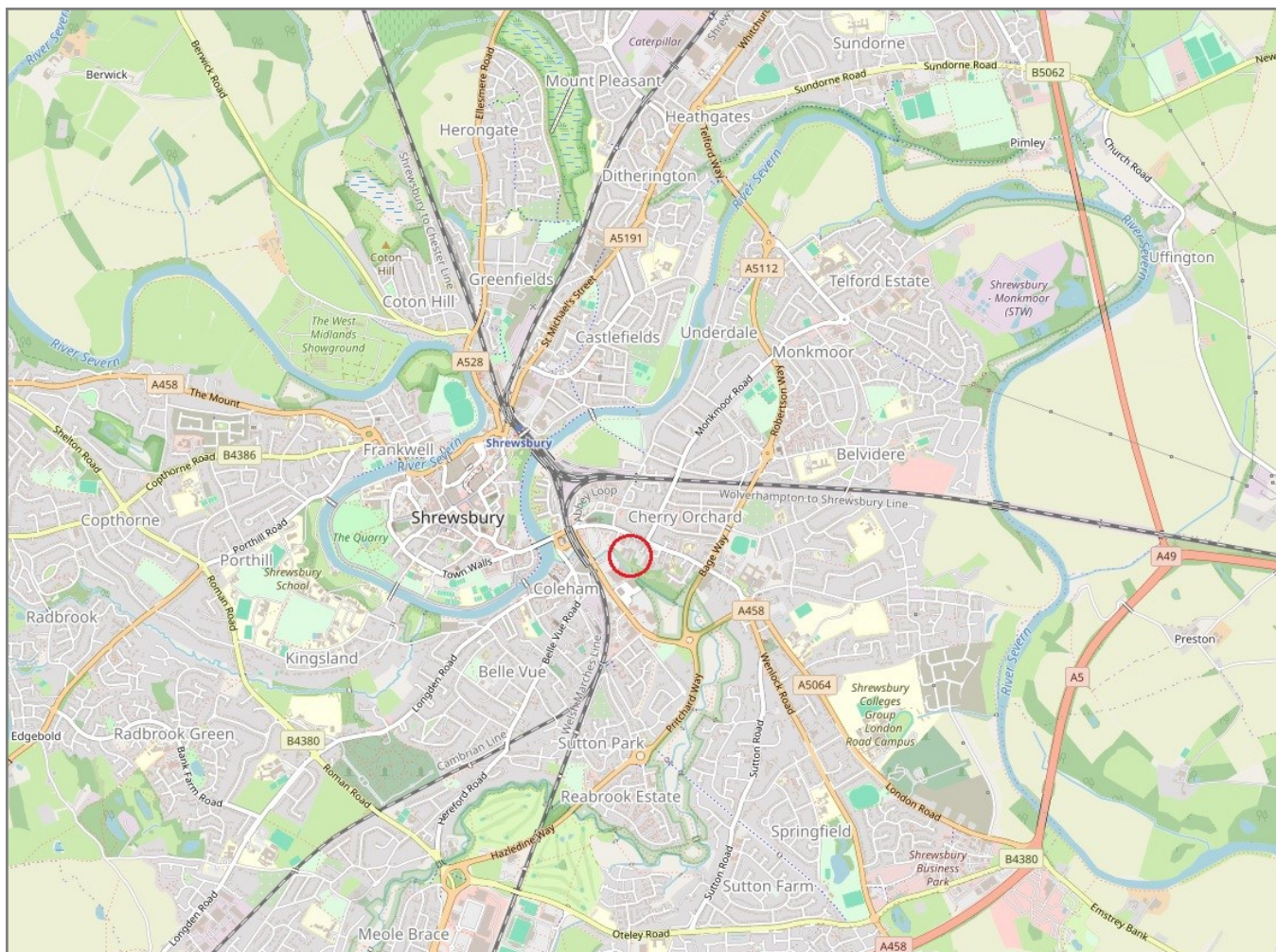
Car parking space	£250 PA
Local Authority	Shropshire Council
Council Tax	Band D
EPC	Band B
Services	Mains water, electricity and drainage are connected
	Heating is electric
	Gfast Fibre Broadband available

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